WARRANTY DEED

Karen Johnson Davidson County
Batch# 713302 DEEDWARR
09/13/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210913-0122111

G-P-21-1506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/1/2025 (AFFIX SEAL)

CYNTHIA ROBERTS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ten 10 Partners, LLC	Ten 10 Partners, LLC	
(NAME)	(NAME)	**104-08-0-299.00**
1506 17th Avenue South	1003 Natchez Trace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Franklin TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES F. MONK AND ROYCE W. MONK, TRUSTEES OF THE CHARLES & ROYCE MONK LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHARLES F. MONK AND ROYCE W. MONK DATED APRIL 7, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TEN 10 PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 47 in O.B. Hayes Plan of Large Lots, called Rokeby, of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of 17th Ave South, formerly Addison Street 3 feet North of the corner of Lot No. 47 and 54; thence with the Easterly margin of said Ave., Northwardly 57.4 feet, more or less, to Amy Rose's Southwest corner; thence with her South line, Eastwardly 156 feet, more or less, to the Westerly margin of an alley; thence with said alley, Southwesterly 57.4 feet, more or less to a point 3 feet North of the line between said Lots 47 and 54; thence Westerly and parallel with said line, more or less, to the beginning.

Being part of the same property conveyed to Charles F. Monk and/or Royce W. Monk, Trustees of the Charles & Royce Monk Living Trust, established by the Revocable Trust Agreement of Charles F. Monk and Royce W. Monk dated April 07, 2016, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary by Quitclaim Deed from Charles F. Monk and Royce W. Monk, as equal tenants in common, of record in Instrument No. 20160414-0035813, Register's Office for Davidson County, Tennessee, dated April 07, 2016 and recorded on April 14, 2016.
Being the same property conveyed to Charles F. Monk and Royce W. Monk, a Fifty percent (50%) undivided interest each, as tenants in common by Quitclaim Deed from Charles F. Monk of record as Instrument No. 20101217-0100562, Register's Office for Davidson County, Tennessee, dated December 15, 2010 and recorded on December 17, 2010.
Being the same property conveyed to Charles F. Monk by Quitclaim Deed from Charles Monk and wife, Royce Monk of record in Instrument No. 20051114-0137361 Register's Office for Davidson County, Tennessee, dated November 10, 2005 and recorded on November 14, 2005.
Being the same property conveyed to Charles Monk and wife, Royce Monk by Warranty Deed from Dale C. Davis and wife, Wendy A. Davis of record in Book 10349, page 651, Register's Office for Davidson County, Tennessee, dated February 10, 1997 and recorded on February 14, 1997.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1506 17th Avenue South, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th DAY OF SEPTEMBER, 2021.

The Charles & Royce Monk Living Trust, established by the Revocable Trust Agreement of Charles F. Monk and Royce W. Monk dated April 7, 2016

BY: _____
Charles F. Monk
Trustee

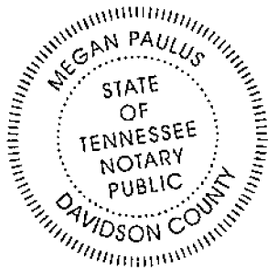
BY: _____
Royce Monk
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES F. MONK, TRUSTEE of THE CHARLES & ROYCE MONK LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHARLES F. MONK AND ROYCE W. MONK DATED APRIL 7, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of September, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

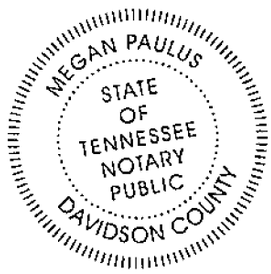


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROYCE MONK, TRUSTEE of THE CHARLES & ROYCE MONK LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHARLES F. MONK AND ROYCE W. MONK DATED APRIL 7, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of September, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

202109130122111

Original Certification

I, Kelly Greene Elrod, do hereby make this oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on September 08, 2021.

9/08/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on September 08, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

09/08/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

